109.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	627,900 / 627,900
					USE VALUE:	627,900 / 627,900
					ASSESSED:	627,900 / 627,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHUSTER MARC SAUL
Owner 2:	
Owner 3:	
Street 1:	22 REED ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILSON MICHAEL H & MEGHAN C -
Owner 2:	-
Street 1:	22 REED ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,318 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1412 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3318.000	264,200		363,700	627,900
Total Card	0.076	264,200		363,700	627,900
Total Parcel	0.076	264,200		363,700	627,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.69 | /Parcel: 444.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 69525

GIS Ref

GIS Ref

Insp Date 09/13/18

!8531!

PREVIOUS ASSESSMENT

Parcel ID 109.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,200	0	3,318.	363,700	627,900	627,900	Year End Roll	12/18/2019
2019	101	FV	215,400	0	3,318.	358,500	573,900	573,900	Year End Roll	1/3/2019
2018	101	FV	215,400	0	3,318.	275,400	490,800	490,800	Year End Roll	12/20/2017
2017	101	FV	215,400	0	3,318.	259,800	475,200	475,200	Year End Roll	1/3/2017
2016	101	FV	215,400	0	3,318.	239,000	454,400	454,400	Year End	1/4/2016
2015	101	FV	203,500	0	3,318.	223,400	426,900	426,900	Year End Roll	12/11/2014
2014	101	FV	203,500	0	3,318.	205,700	409,200	409,200	Year End Roll	12/16/2013
2013	101	FV	203,500	0	3,318.	205,700	409,200	409,200		12/13/2012

PRINT

Date	Time
12/10/20	23:06:09

LAST REV

Date	Time
09/26/18	13:15:02

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8531

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON MICHAEL	70410-523		12/20/2017		595,000	No	No		
DI FRANCO JOSEP	60174-88		10/4/2012		362,500	No	No		
	11007-81		1/1/1901	Family	121,565	No	No		N

USER DEFINED

Prior Id # 1:	69525
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/1995	269		2,000					12X16 WDK-STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	CC	Chris C
2/5/2018	SQ Returned	MM	Mary M
3/3/2009	Measured	189	PATRIOT
10/27/2000	Hearing N/C	189	PATRIOT
1/31/2000	Meas/Inspect	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3318		Sq. Ft.	Site		0	70.	1.57	6									363,677						363,700	

Total AC/HA: 0.07617 | Total SF/SM: 3318 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 363,677 | Spl Credit | Total: 363,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358923
Depreciation:	94756
Depreciated Total:	264168

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

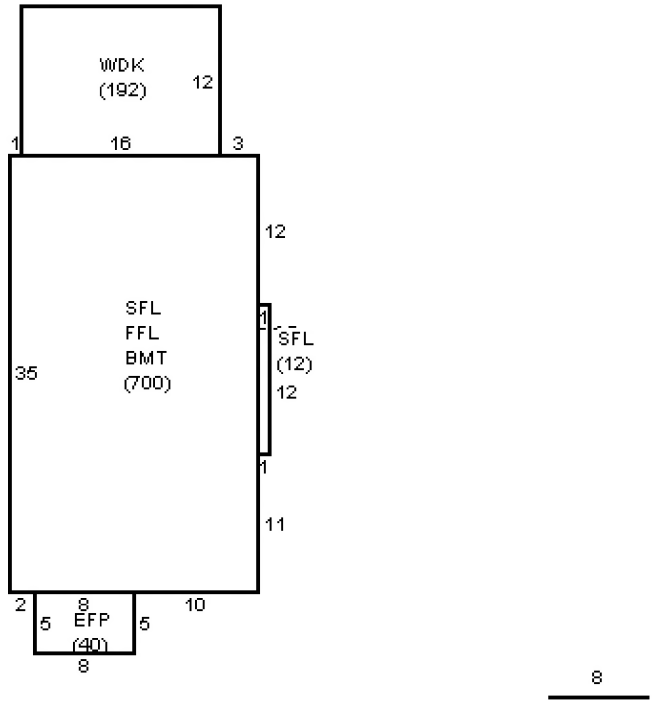
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	112.71
Final Total:	264200	Val/Su SzAd	187.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	712	171.990	122,457
BMT	Basement	700	51.600	36,118
FFL	First Floor	700	171.990	120,393
WDK	Deck	192	10.980	2,109
EFP	Enclos Porch	40	71.150	2,846

	Net Sketched Area:	2,344		Total:	283,923
Size Ad	1412	Gross Are	2344	FinArea	1412

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc